

**FINAL
AGENDA**

FOR THE REGULAR MEETING OF THE CITY OF BELEN PLANNING AND ZONING COMMISSION, STATE OF NEW MEXICO, COUNTY OF VALENCIA TO BE HELD ON MONDAY THE 11th OF FEBRUARY 2019 AT 6:00 PM IN THE COUNCIL CHAMBERS AT CITY HALL, 100 SOUTH MAIN STREET, BELEN, NEW MEXICO 87002.

ALL P & Z COMMISSION MEETINGS ARE VIDEO AND AUDIO RECORDED.

A COPY OF THE AGENDA MAY BE OBTAINED FROM THE OFFICE OF THE CITY OF BELEN PLANNING & ZONING DEPARTMENT.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGEANCE**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**
Minutes of January 14, 2019
Minutes of January 28, 2019
- 6. RESENTATION**
Belen Main Street
- 7. PUBLIC COMMENT 3 MINUTE PRESENTATIONS:** If more time is needed for presentation, please ask to be scheduled on the next agenda.
- 8. DISCUSSION**
Master Plan (Pages 34-44)
- 9. INFORMATIONAL ITEMS**
 - a. Communication from the Commission and Staff
- 10. ADJOURNMENT**

RESPECTFULLY SUBMITTED

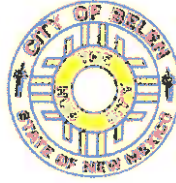
/s/
Lisa R Miller, Planning & Zoning Administrator

cc: Mayor & City Council
News Bulletin

Belen Chamber of Commerce
Belen Recreation Center

Belen Public Library
Belen City Hall

JERAH R CORDOVA
MAYOR
LEONA VIGIL
CITY MANAGER



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WAYNE GALLEGOS
CITY COUNCIL
DAVID CARTER
CITY COUNCIL
RONNIE TORRES
CITY COUNCIL
FRANK ORTEGA
CITY COUNCIL

CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
JANUARY 14, 201

Chairman Steve Ethridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:00 PM.

PRESENT: Chairman Steve Ethridge
Vice Chair Pete Armstrong
Commissioner Gordon Reeves

ABSENT: Commissioner Jim Lardner
Commissioner Claudine Montano

CITY STAFF: Steven Tomita, Planning & Economic Development Director

APPROVAL OF THE AGENDA

Vice Chair Pete Armstrong moved to approve the Agenda.

Commissioner Gordon Reeves seconded the motion.

Motion Carried.

APPROVAL OF THE MINUTES

The minutes of December 10, 2018 were reviewed.

Commissioner Gordon Reeves moved to approve the Minutes of December 10, 2018 with minor adjustments.

Vice Chair Pete Armstrong seconded the motion

Motion carried.

PUBLIC COMMENT – 3 MINUTE PRESENTATIONS

There were none.

DISCUSSION

Comprehensive Plan

Steven Tomita informed the Commission that they need to review the criteria that the State Statutes are requiring for the Comprehensive Plan. They need to go over it and make sure that we are covering this criteria. First of all it is not a Comprehensive Plan it is a Master Plan so everywhere in the document the wording needs to be changed to Master Plan.

Vice Chair Pete Armstrong asked how that relates to the document in their packet.

Steven Tomita said that regardless of what is in our Comprehensive Plan and what we have done to date, everything that we do must be compliance with 3-19-9 of the State Statutes and all of its criteria.

Chairman Steve Ethridge said that he had read it but he has not applied it as to asking ourselves each of those questions for every little thing in our document. He doesn't take issue with the things that are on 3-19-9 but.....

Steven Tomita said that in order to be compliant with the State we have to follow the Statutes. Everything that they do they need to review the State Statute to make sure it is in compliance. If our Master Plan is not accepted by the State, we will not qualify for any State funding.

Chairman Steve Ethridge said that the way they can do that is to use the same type of wording as the statutes have so that it shows that we are trying to reflect the same things that the State is. They did not have this information before but they do now and they can go back over the document and look at the changes they have made to make sure that they are following the criteria that the State has put in place.

Steven Tomita said that was the reason that the State Statute was provided. The Commission can now discuss this and focus on it as we move forward. What they have done so far was mostly charts and facts, which should not be affected. The next stages of the Master Plan is geared more towards following the state guidelines. We can add to it but we need to make sure that we have what the state is calling for. We are planning our City in the future.

Commissioner Gordon Reeves asked what the guidelines for this document were.

Steven Tomita said that the Economic Development nodes have been identified and can be expanded on.

Vice Chair Pete Armstrong said that the State Statues can help with what we have right now. His suggestion would be that they go through the existing Comprehensive Plan and use those five criteria to make sure that we are addressing those criteria.

Commissioner Gordon Reeves said that those criteria are our guidelines for this document. He thinks that the stuff that they have already worked on have not impacted any of that.

Steven Tomita said that they were mainly working on tables and history. You may want to review what we have done so far to see if any of the language is affected by the State regulations. The next section of the Master Plan will be a different story. It is very affected by the State regulations.

The Commission reviewed what they have worked on so far.

Steven Tomita said that he will revise the Purpose to adhere to the state criteria by changing some of the wording in the last paragraph of the Purpose. He would also like to see what organization is going to see to the implementation of this Plan and have it stated so that there is more teeth to this document.

Steven Tomita said that he mentioned then need for an Implementation Plan. We need to establish an Implementation Plan for this document.

Vice Chair Pete Armstrong said that he thinks that there needs to be a bit of documented accountability within the City. He would like to see the east side communities mentioned in the Regional Settings. He also thinks that we need to emphasize our close proximity to UNMVC. UNMVC is a major educational facility in this County.

Steven Tomita said if there was anything in this document that speaks about educational facilities, it needs to go there. We are the center of technology and education.

The Commission discussed HWY 309. They discussed the word inhibited in the last paragraph under Present Character of Development. They felt that the word inhibited was too negative.

Steven Tomita informed the Commission they have to remember that you just cannot cross that railroad track anymore. He reminded the Commission that they are envisioning the City in the 20-25 years, as it grows, there are going to be certain physical constraints and challenges and the river and the railroad are going to be a part of those challenges. They are going to have to recognize physical restraints.

Vice Chair Pete Armstrong said that the bridge over the railyard is relatively new and the other bridges in the planning stage or the ones that have been implemented need to be considered.

Steven Tomita said that he would say something to the effect that the east-west corridor development is constrained by significant physical features; such as I-25, the railroad and the Rio Grande River.

Chairman Steve Ethridge said that he would like to see the meaning of Camino Del Llano in parentheses after it.

Vice Chair Pete Armstrong said that it is an official street name in the City and he doesn't know that it needs to be translated.

Steven Tomita said that if they are going to do that then everything that is in Spanish needs to be done that way to.

There were some minor sentence changes that were discussed and approved. The next page includes some removal of sentences and adding a few words or changing a few words. Steven Tomita is going to re-write some of the paragraphs. All numbers in the graphs will be updated to current numbers. All graphs are to be color coded to be more contrasting and some of the wording needs to be enlarged for easier reading.

Chairman Steve Ethridge asked what the next step would be.

Steven Tomita said the Commission will now begin working on the next section of the Plan. He asked the Commission if they would like to get a review committee together consisting of a few people from the Community groups so they can start reviewing this and providing their input on what we are doing.

Vice Chair Pete Armstrong said that the vehicle is already with BEDA (Belen Economic Development Association). This group has representation from the Schools along with several others. BEDA is in the process of regrouping again and he would like to see members put on there that can spend the time on it as it should be because if they are not willing to put the time required into it they might as well just scrap the program.

Steven Tomita said that we need to make sure that all the numbers, corrections, additions, etc. have been done on the first part of this document, then we can post it on our website to see if we get any feedback from that. He wants an official committee that is really focused on commenting on this.

Vice Chair Pete Armstrong said that he would really like to get this document to the 90% complete before we start involving other people or organizations so that we have a good solid document going out for review

Steven Tomita he would not wait that long. He would say around 70%. The Commission needs to look at who needs to be on this committee and get that going.

Vice Chair Pete Armstrong said that this is going to be the City document and somebody has to take ownership and somebody is going have to implement it.

INFORMATIONAL ITEMS

Communications from the Commission and Staff

Steven Tomita informed the Commission that the roads have been completed at De La Reina so we can now record the final plat. They can now market the homes and move forward with the development. DOT has issued a construction permit for Circle K so they can now move forward with their development. We just submitted an ad for a magazine that is good for one year. Belen is investing a lot of money for this ad. It will be a half page ad. This add will be coming out at the end of the month. We are the only one in NM with worldwide industries.

Chairman Steve Ethridge wished everyone a happy new year. The next Commission meeting will be on the 28th of January. He would like to talk with Ron Ortega about starting up another radio station in Belen. We have not had one in a long time.

ADJOURN

There being no further business to come before the City of Belen Planning & Zoning Commission, Commissioner Gordon Reeves moved to adjourn.

Vice Chair Pete Armstrong seconded the motion.

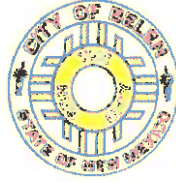
Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 7:36 p.m.

Chairman Steve Ethridge

ATTEST: _____
Steven Tomita, Planning & Economic Development Director

JERAH R CORDOVA
MAYOR
LEONA VIGIL
CITY MANAGER



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CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
JANUARY 28, 2019

Chairman Steve Ethridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:00 PM.

PRESENT: Chairman Steve Ethridge
Vice Chair Pete Armstrong
Commissioner Gordon Reeves
Commissioner Jim Lardner

ABSENT: Commissioner Claudine Montano

CITY STAFF: Steven Tomita, Planning & Economic Development Director
Lisa R Miller, Planning & Zoning Administrator

APPROVAL OF THE AGENDA

Vice Chair Pete Armstrong moved to approve the Agenda.

Commissioner Gordon Reeves seconded the motion.

Motion Carried.

APPROVAL OF THE MINUTES

The minutes of January 14, 2019 were not complete so the minutes of January 14, 2019 will be heard at the next Meeting of February 11, 2019.

PUBLIC COMMENT – 3 MINUTE PRESENTATIONS

There were none.

DISCUSSION

Comprehensive Plan/Master Plan

Steven Tomita informed the Commission that he reviewed the next set of pages to the Master Plan and he would like to propose they moved quickly through them to get down to the meat of the plan which starts around page 34. Most of what they have been going through is the history and data collection.

Vice Chair Pete Armstrong said that issue he is having throughout the document so far, has been with the charts. He asked if the information from the 1990's was really needed. He does not understand table 5 on page 11.

Steven Tomita said that some of the graphs and tables are not needed. The paragraph that precedes table 5 is what he questions. He does not know where this information came from or do we need to send out a questionnaire.

Commissioner Jim Lardner asked why they would be stating the 2000 census below the table.

Steven Tomita said that there is a standard question on the census that asks what race you are. His issue is concerning how critical is this information and knowing how long someone has been here. He also feels that there must have been a questionnaire sent out by the City for some of this information.

Vice Chair Pete Armstrong said that the part that confuses him is where the information has been broken down into a Hispanic column and a non-Hispanic column among the race category and what application that has for the overall theme of this table.

Steven Tomita said that it is showing that the majority of the people were Hispanic. It is showing the Spanish history and stated how long they have been here. They are emphasizing the unique history in this community.

Vice Chair Pete Armstrong said that the two columns referencing the Hispanic people then needs to be moved under the Race column and the numbers moved to reflect that. This would make the table easier to understand.

Steven Tomita said it does not make sense in how they created this table. We are going to have to figure something else out.

Vice Chair Pete Armstrong said that on page 20, when you look at the numbers in table 15, under General Fund and General Fund subtotal, the size of the category Other seems to be rather large. What is Other and where do they get that information. He would like to know what Other consist of. It needs to be defined.

Chairman Steve Ethridge said that some of the wording needs to be worked on.

They discussed several instances where there are just little word changes that needs to be done. The charts need to be updated and edited. They have to show some of the past and move into the now. They talked about the time frame that the Master Plan is going to cover. It was decided to start in the year 2000 and go forward from to the latest available data. At the bottom of each chart shows the year the data has come from and it was decided to leave that information on each chart. All figures are to be replaced with clearer maps. Under Transportation they were told that MRCOG is the one who labels the types of roads and how they are rated. These were updated last year. Some of the roads have been downgraded. The classification of the roads affect state and federal funding for roads. Traffic counting is done sporadically throughout the year. A traffic map was shown. This shows all of the traffic fatalities within a certain area. This is going to be added to the Master Plan. A high accident intersection map will also be included in the

Master Plan. Table 18 is going to be updated. All City facilities and services information will all be updated.

Vice Chair Pete Armstrong asked if there was an organizational chart for the City of Belen.

Lisa Miller said that she had provided them with one a while back.

Steven Tomita said that they have done a new organizational chart and he will provide them with one. There are some new departments at the City now. He said that the Water Department will need to review some of this information so that it can be updated. We will also request that the Wastewater department update that area of the information. Utility charges will be removed because they change on a yearly basis. All the pond information needs to be updated. He will get a new FEMA map because this has also changes. The drainage part of the plan needs is so negative and he would like to see it not so detailed. All the parks are not listed and need to be added and there have been a lot of improvements to a lot of our parks. All other departments will need to review their section so that they can be updated. The solid waste area does not need to say who is the one supplying the city with this service. It just needs to say it is under contract. No fees should be mentioned in any part of the Master Plan. The next section of the Master Plan that we need to review is the meat of the Master Plan. This is where we need to look to the future and where we are going to be in the next 20 years. How we want to see this happen. What our forecast is for that growth and what do we want to look like with that growth.

Chairman Steve Ethridge said that there are some people in this City that do not want us to grow. They want Belen to stay just the way it is.

Steven Tomita said that the Commission needs to start reviewing the Downtown Master Plan. It starts the future direction for Main St. It preserves and changes. If you do not accept some change you will die and not grow. If you do not grow the community dies. There is a huge faction that does not want this City to grow. There are ways that you can keep your culture and traditions and still grow.

Chairman Steve Ethridge asked if it was time to have a public hearing on what the Commission has gone over so far.

Steven Tomita said no. All they have been doing is updating data.

Chairman Steve Ethridge said that they have been going over 10 pages at a time and asked the Commission if they wanted to continue like that or change to more.

The Commission decided to continue with the 10 pages at a time. It will be from 34 to 44 for the next meeting.

Commissioner Gordon Reeves suggested that there be a zoning map available.

Steven Tomita said this is where the Commission will start on the future land use map and what it entails.

INFORMATIONAL ITEMS

Communications from the Commission and Staff

Lisa Miller informed the Commission that she will not be at the next meeting. She will be off for two weeks starting February 7 and returning on February 25. She also informed the Commission that Circle K will be breaking ground in the next few weeks. The Mesa Motel has sold. They are going to be demolishing one of the buildings, taking down the sign in the front and re-roofing the rest of the buildings.

Commissioner Gordon Reeves asked if there is any news on the airport.

Steven Tomita said that the Attorneys are drafting up an agreement for the FPO at the airport. Once that is done we will get with the company to negotiate a contract with them and start negotiating with the FAA. The FAA was the one that gave the money to Belen for the Fuel Station with the stipulation that we run it for 20 years. We have been advised by the film industry that if the Governor removes the incentive cap on filming, Belen will explode. New Mexico is number one in where to live and film and number three in the nation to film. Once the incentive is removed New Mexico will become the place to film. Here in Belen, we will become a magnet for filming. Belen is the most logical place for a film studio. If we could get some investors to do this, it can become a big deal for the area.

ADJOURN

There being no further business to come before the City of Belen Planning & Zoning Commission, Commissioner Gordon Reeves moved to adjourn.

Vice Chair Pete Armstrong seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 7:18 p.m.

Chairman Steve Ethridge

ATTEST: _____
Steven Tomita, Planning & Economic Development Director

3-19-9. Master plan; purposes.

A. The planning commission shall prepare and adopt a master plan for the physical development of the municipality and the area within the planning and platting jurisdiction of the municipality which in the planning commission's judgment bears a relationship to the planning of the municipality. The planning commission may amend, extend or add to the plan or carry any part or subject matter into greater detail. In preparing the master plan, the planning commission shall make careful and comprehensive surveys and studies of existing conditions and probable future growth of the municipality and its environs. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development.

B. Among other things, the master plan with accompanying maps, plats and charts; descriptive and explanatory matter; and recommendations of the planning commission for the physical development of the municipality, and for its planning jurisdiction, may include:

- (1) the general location, character and extent of streets, bridges, viaducts and parkways; parks and playgrounds, floodways, waterways and waterfront development, airports and other ways, grounds, places and spaces;**
- (2) the general location of public schools, public buildings and other public property;**
- (3) the general location and extent of public utilities and terminals, whether publicly or privately owned;**
- (4) the general location, character, layout and extent of community centers and neighborhood units and the replanning of blighted districts and slum areas; and**
- (5) the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing public ways, grounds, places, spaces, buildings, properties, utilities or terminals.**

C. Copies of the master plan shall be available at the office of the municipal clerk and may be purchased at a reasonable price.

History: 1953 Comp., § 14-18-9, enacted by Laws 1965, ch. 300; 1970, ch. 52, § 1.

PART III

TRENDS AND PROJECTIONS

Forecast of Population, Housing, and Employment for 2025:

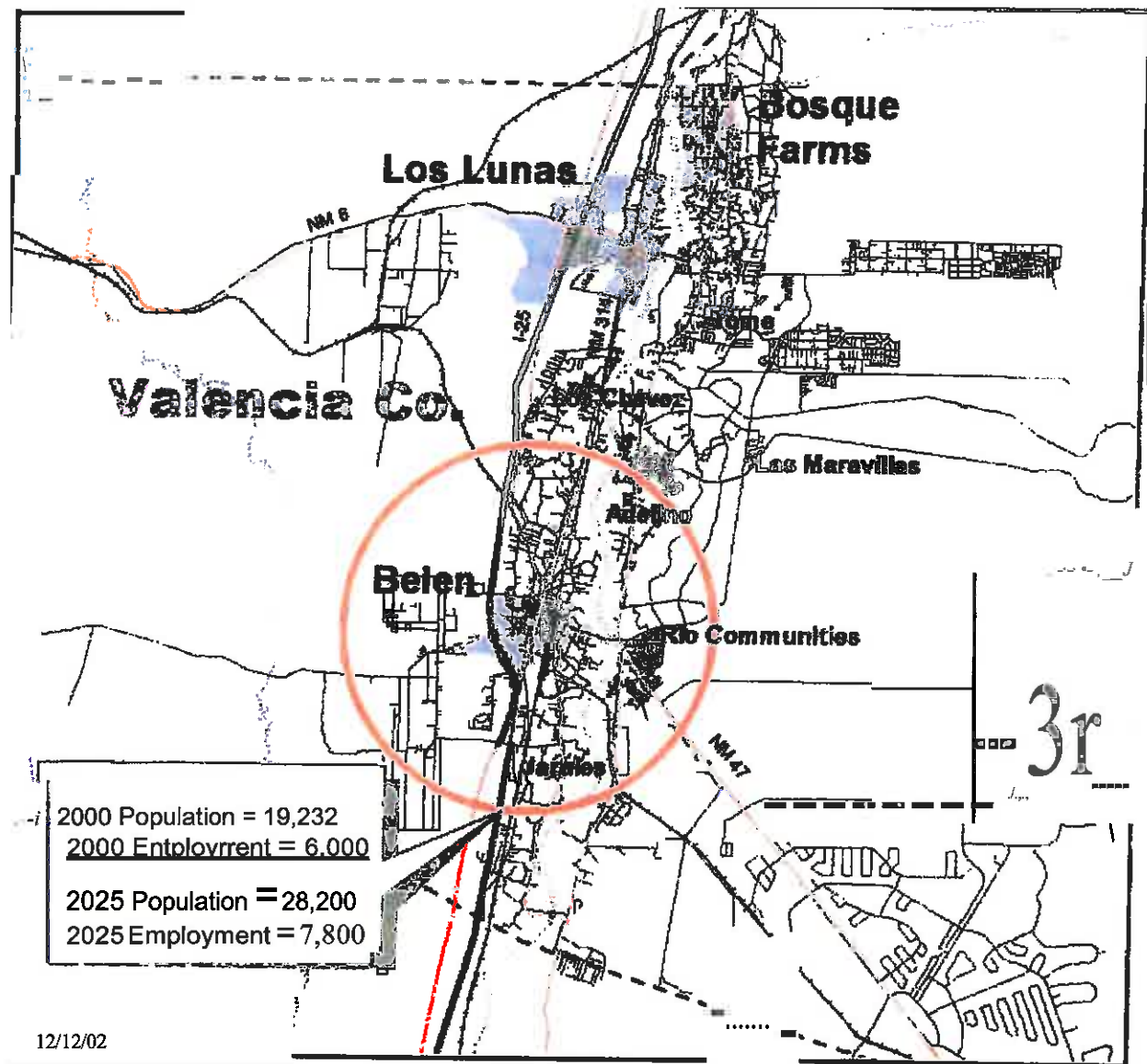
Population Between 1970 and 2000 Belen's population grew at a consistent, but moderate growth rate. In the 1970's and 1980's the City grew at a modest rate of 1.54 percent per year, while in the 1990's the growth rate slowed to 0.53 percent per year. Only the 1960's experienced a decrease in the growth rate, with an average annual growth rate of -0.42 percent (see Table 20).

Table 20
Belen Population History

Year	City of Belen Population	Average Annual Growth Rate
1960	5,031	
1970	4,823	-0.42
1980	5,617	1.54
1990	6,547	1.54
2000	6,901	0.53

Sources: U.S. Census and MRCOG

The Mid-Region Council of Governments has developed two projections for the City of Belen: a low and a high. The low projection is based on a calibration of the 1990 to 2000 growth rate for Belen. The migration factors, which were included in the low population projection, tended to constrain the projected population and predict an older population. The migration factors indicated an out-migration from Belen, especially among young persons. The high projection assumed no net migration and considered only births and deaths. The high projection results not only in a higher population projection, but also a younger population. This population projection was forecast for the current municipal limits of the City of Belen (see Table 21). An annexation that incorporated a populated area would be an addition to the projections in Table 21. A projection of population and employment within a 5-mile radius of the City of Belen to the year 2025 was also developed (see Figure 11).



City of Belen Comprehensive Plan

Figure 11
 2000 and 2025 Population and Employment
 Within a 5 Mile Radius of the City of Belen

**Table 21
Belen Population Projections**

Year	Low Population Projection	Low Average Annual Growth Rate	High Population Projection	High Average Annual Growth Rate
2000	6,901	0.53	6,901	0.53
2005	7,061	0.44	7,098	0.54
2010	7,204	0.40	7,309	0.59
2015	7,333	0.36	7,522	0.58
2020	7,441	0.29	7,710	0.50
2025	7,516	0.20	7,838	0.33

Sources: U.S. Census and MAGOG

The historical and projected percentages of the Valencia County population residing in Belen are calculated in Table 22. The growth rate for Valencia County is also presented which can be compared to the growth rates for the low and high projections for Belen in Table 21.

**Table 22
Percentage of Valencia County Residents
Living in Belen in 2025**

Year	Valencia County Population	Valencia County Growth Rate	Percentage of Population in Belen-Low	Percentage of Population in Belen-High
1960	16,146		31.16	31.16
1970	20,451	2.39	23.58	23.58
1980	30,769	4.17	18.26	18.26
1990	45,235	3.93	14.47	14.47
2000	66,152	3.87	10.43	10.43
2005	76,152	2.81	9.23	9.28
2010	86,708	2.53	8.31	8.43
2015	97,330	2.34	7.53	7.73
2020	108,064	2.11	6.89	7.13
2025	118,593	1.88	6.34	6.61

* The Valencia County data for years prior to 1990 has been calculated for the current boundaries of the County. Sources: U.S. Census, University of New Mexico Bureau of Business and Economic Research (BBER), and MRCOG

In 1960, Belen accounted for 31 percent of the population within the current area of Valencia County. This percentage has dropped dramatically over the past 40 years. By 2000 Belen accounted for only about 10 percent of the County population. Most of the growth over the past four decades has been outside the boundary of Belen. According to the low and high projections for Belen, this trend will continue up to 2025, however, at a slower rate than over the last 40 years. The decline in the Belen percentage is largely due to a projected slower rate of growth for Valencia County.

There are a number of factors that affect residential location. These factors include: availability of housing, cost of housing, quality of schools, proximity to employment, shopping, services, and quality of life issues such as community appearance, traffic, parks and open space, pollution, safety, and other amenities.

The low and high forecasts are compared to median age, percent of population under age 20, and percent of population age 65 and over in Table 23. The table shows that the population of Belen was generally older than the current 2000 population. The low forecast is generally older than the high forecast, due to the migration assumptions. There is little difference in the percentage of the population under age 20 (between 2025 low and high projections), however, there is considerable difference in the population age 65 and over (between 2025 low and high projections). Currently, many young adults leave Belen, the low forecast assumes that will continue. The high forecast assumes that there will be sufficient opportunities in Belen to keep the young adults in the area.

Table 23
Projections of Median Age, Population under Age 20,
and Population Age 65 and Over in 2025

Year	Median Age	Percent of Population Under Age 20	Percentage of Population Age 65 and over
1990	31.1	34.2	14.9
2000	34.6	31.7	15.1
2025 Low	37.8	28.2	19.0
2025 High	35.9	28.5	16.6

Sources: U.S. Census and MRCOG

Housing Population residing in households was forecast from historical data. Prior to 1990, there does not appear to be any residents not residing in households. Since 1990, there have been persons not residing in households, and nearly all of these persons were residing in nursing homes. Future non-household population was projected to be nursing home residents. The population for nursing homes was projected as a factor of the population age 75 and over. This factor was calculated from 2000 Census data. Population in households was calculated as projected population minus non-household population. The low and high projections for population in households are found in Table 24.

Table 24
1960-2025 Population in Households, Number of Households,
and Household Size

Year	Population in Households- Low	Number of Households- Low	Population in Households- High	Number of Households- High	Average Household Size
1960	5,031	1,354	5,031	1,354	3.72
1970	4,823	1,477	4,823	1,477	3.27
1980	5,617	1,963	5,617	1,963	2.86
1990	6,435	2,310	6,435	2,310	2.79
2000	6,766	2,596	6,766	2,596	2.61
2005	6,919	2,676	6,957	2,690	2.59
2010	7,061	2,774	7,167	2,816	2.55
2015	7,189	2,847	7,379	2,922	2.53
2020	7,287	2,922	7,564	3,033	2.49
2025	7,339	2,966	7,681	3,105	2.47

Sources: U.S. Census and MRCOG

Households were calculated from household population by dividing the population residing in households by the projected average household size. The average household size was calculated by applying projected trends from the Census Bureau to the current average household size for Belen. In 2000, the average household size for Belen was almost identical to that of the United States (2.61 in Belen and 2.59 for the nation). It is reasonable to project the future Belen average household size to be similar to the national average.

Housing units were forecast as a function of households. Occupied housing units are equivalent to households. The 1990 Census reported that 88.1 percent of the housing units were occupied, while the 2000 Census reported that 87.9 percent of the housing units were occupied. Since the occupancy rates were nearly the same for both Census reports, MRCOG forecast that 88 percent of housing units in Belen would be occupied.

A high and a low forecast for both single family and multiple family housing units can be found in Table 25. These housing units were based on a previous forecast by MAGOG for housing by type for Valencia County. The increase in multifamily units in Belen was projected to be at the same rate as the increase in multifamily units for Valencia County. The housing in Belen is projected to be predominantly single family, however, there is a gradual increase projected in the percentage of multifamily housing. The percentage of multifamily housing units increased from 14.4 percent in 1990 to 15.1 percent in 2000. MRCOG forecasts that multifamily units will account for 17.6 percent of Belen's housing by 2025.

Table 25
1990-2025 Single and Multifamily Family
Housing Units in Belen

Year	Single Family Units-Low	Multifamily Units-Low	Total Housing Units-Low	Single Family Units-High	Multifamily Units-High	Total Housing Units-High
1990	2,244	378	2,622	2,244	378	2,622
2000	2,505	447	2,952	2,505	447	2,952
2005	2,593	447	3,040	2,609	447	3,056
2010	2,641	511	3,152	2,681	518	3,199
2015	2,703	531	3,234	2,775	545	3,320
2020	2,760	560	3,320	2,865	581	3,446
2025	2,777	593	3,370	2,907	621	3,528

Sources: U.S. Census and MRCOG

Employment MRCOG collected employment data for the Data Analysis Subzones (DASZs) in the Belen area for the first time in 1988; however this data did not include self-employment and agricultural employment. An estimate of employment which included self-employment and agricultural, as well as unpaid family workers was first completed in March 1995. Another estimate was made for March 2000. MRCOG used the available Belen data plus the more extensive Valencia County data to develop two forecast scenarios; a high and a low. These forecasts are for the current boundaries of the City of Belen.

The low forecast was based on the relationship between Belen employment and Valencia County employment. Between 1995 and 2000, employment growth was very similar for Belen and Valencia County. The ratio for this five-year period between the Belen rate of employment growth and Valencia County employment growth was 0.94. The ratio of the Belen rate to the Valencia County rate applied to the forecast rates for Valencia County to generate average annual employment growth rates for Belen.

The high forecast was based on the proportion of Valencia county employment located within the City of Belen. In 1990, between 26 and 27 percent of Valencia County employment was located inside Belen. By 1995, it was estimated by MRCOG that Belen's share of the Valencia County employment was 28.27 percent, and by 2000 this share was 28.0 percent. Since the Belen share of Valencia County employment has been very consistent for the past 10 years, MRCOG forecasts that Belen will maintain 28.0 percent of Valencia County employment through 2025. The low and high forecasts are presented in Table 26.

Table 26
2000-2025 Employment and Average Annual
Growth Rate Forecasts

Year	Low Employment Forecast	Average Annual Growth Rate- Low	High Employment Forecast	Average Annual Growth Rate- High
2000	4,152		4,152	
2005	4,550	1.85	4,575	1.96
2010	5,031	2.03	5,088	2.15
2015	5,444	1.59	5,532	1.69
2020	5,852	1.46	5,971	1.54
2025	6,258	1.35	6,410	1.43

Source: MRCOG

Historically, Belen has been a commercial and industrial center in Valencia County. It is projected that Belen will maintain its historic roles and continue to attract its share of employment that is locating in Valencia County.

Employment growth is projected to be more rapid than population growth. This is consistent with the history of Belen over the past several decades. It is also consistent with the growth patterns in Valencia County where much of the new residential development is occurring outside the boundaries of the municipalities.

In 2000, MRCOG estimated that the 4,152 jobs in Belen were divided into categories as follows: 853 (20.5 percent) basic sector jobs, which included construction, manufacturing, transportation (railroad), and wholesaling; 1,457 (35.1 percent) retail jobs, which included eating and drinking establishments; and 1,842 (44.4 percent) service jobs, which included finance, insurance, real estate, public schools, medical, legal, repair services, business services, personal services, lodging, and government. MRCOG expects the future distribution of jobs to be similar.

Employed persons (or workers) are a variable that is sometimes referred to as employment; it is a count of the number of persons who are employed. It is noted that one worker can work more than one job. A worker may also commute out of the area for work. In 2000, MRCOG estimated that there were 4,152 jobs within the City of Belen. The 2000 Census counted 2,608 persons residing in Belen that were employed. Clearly, Belen is a commercial center that attracts workers from outside its boundaries. This is a situation that should continue.

The 2000 Census also reported commuting patterns. In 2000, the Census found that 44.6 percent of the employed persons residing in Belen also worked in Belen. Among the 55.4 percent of the Belen workers who worked outside Belen, half of these worked outside Valencia County. The Census Bureau has not yet

released the data on the commute destination for workers; however, it is probably reasonable to suggest that most of the Belen residents that worked outside of Valencia County (28.3 percent of the workers) were working in Bernalillo County.

Typically, between five and ten percent of the workers will be multiple jobholders. If we assume that 7.5 percent of the Belen workers hold multiple jobs, it can be estimated that Belen residents account for about 1,250 of the estimated 4,152 jobs located in Belen. Therefore, approximately 2,900 people commute into Belen for work each day. About 70 percent of the persons working in Belen live outside the municipal limits.

Land Use

The reputation and character of a community is often influenced by the arrangement of land uses. The manner by which the City of Belen manages land use activities will affect the location, intensity, and utilization of future land. A current Belen land use map is included in this report (Figure 12). The current Belen land use map was prepared based on a detailed and comprehensive inventory and classification of each parcel of land in the City as of 2003.

The current (2003) land use map is intended to provide information that would be useful in conjunction with zoning and subdivision administration, and to provide development policy direction in the location and placement of various types of land uses. The current land use distribution in Belen is divided into six major categories: residential, commercial, industrial, open space/recreation, agriculture, and vacant (see Table 27). The total acreage calculated from the 2003 Land Use Map does not include streets, public rights-of-way, waterways, or drainage easements. The percentages indicate the proportional extent of these land uses. Vacant land (30%) is the predominant land use throughout Belen. The high percentage of vacant land indicates that Belen will easily be able to absorb future new housing and jobs within the present boundaries of the City. It also suggests that Belen should promote and pursue infill development before annexing new land currently outside of the City boundaries.

The residential land use category is broken down into subcategories, which include residential single unit, residential mobile home, residential manufactured, and residential multiple units (see Table 28). Subcategories such as institutional, schools/universities, other non-residential, and not classified, are not included in the Belen land use categories. They are separate and distinct from the residential, commercial, industrial, agriculture, open space/recreation or vacant land use categories, and make up the remainder of the percentages in the total area.

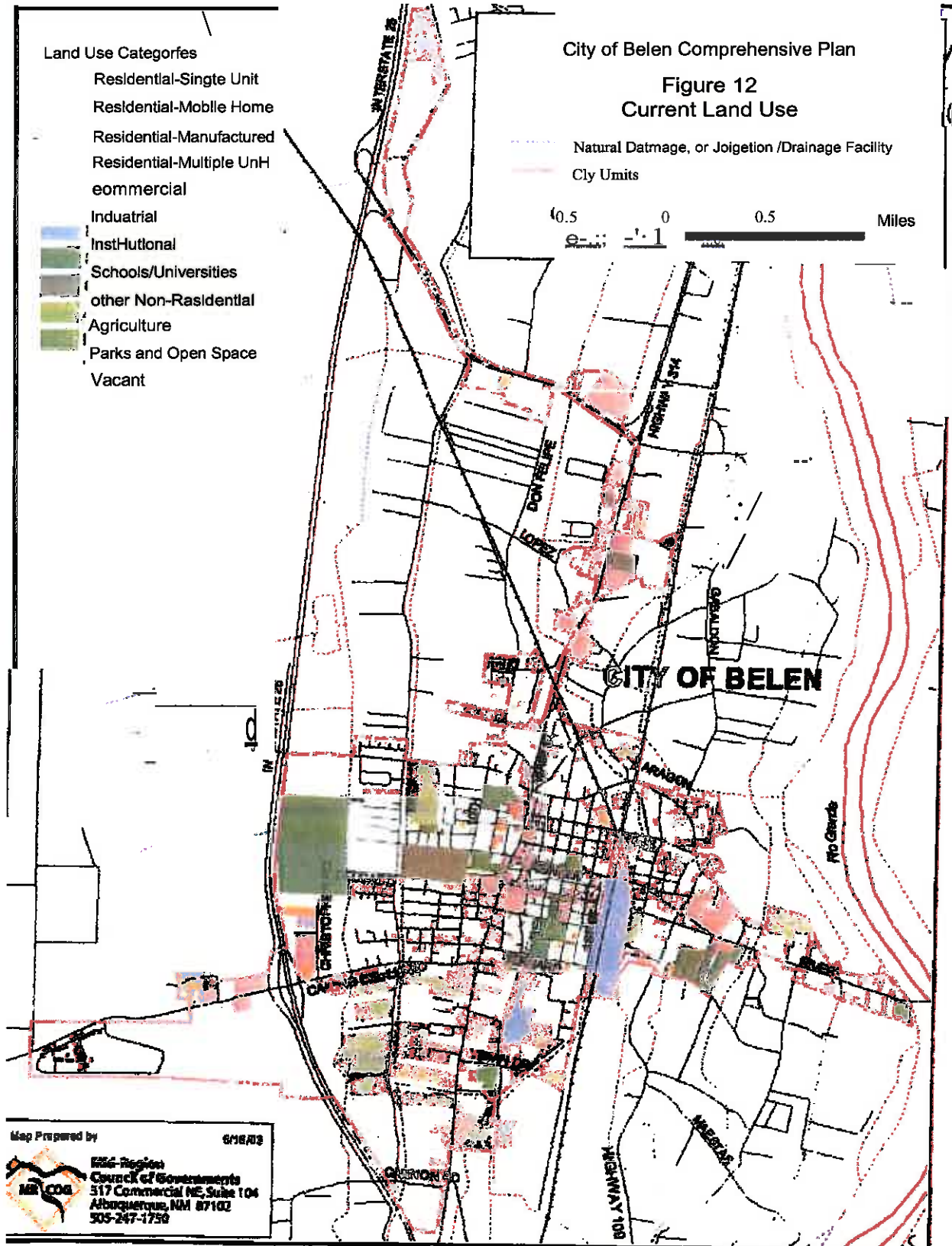


Table 27
Major Land Use in Belen

Land Use Category	Percentage
Residential Lands	27.33
Commercial Lands	8.64
Industrial Lands	4.35
Agricultural Lands	7.05
Vacant Lands	30.03
Open Space/Recreation Lands	2.55

Source: City of Belen and MRCOG

Table 28
Land Use Subcategories in Belen

Land Use Subcategory	Total Acres	Percentage
Residential Single Unit	685.85	21.44
Residential Mobile Home	89.93	2.81
Residential Manufactured	51.34	1.61
Residential Multiple Units	46.95	1.47
Commercial	276.23	8.64
Industrial	139.17	4.35
Institutional	11.91	0.37
Schools/Universities	96.16	3.01
Other Non-Residential	50.72	1.59
Agriculture	225.43	7.05
Parks and Open Space	81.64	2.55
Vacant	960.55	30.03
Not Classified	30.76	0.96
Total	2746.6	85.88

Source: City of Belen and MRCOG

In addition to the Current Land Use map, a City Development Corridors and Activity Centers map is also included in this report (see Figure 13). This map designates proposed future corridors and activity centers throughout Belen. This form of development distribution is largely an extension of the current and historical trends in the development of Belen. By attracting the most intensive development to the principal commercial corridors and to special activity nodes, the residential areas of the community can be somewhat protected from large-scale or incompatible land activities. Nevertheless, there should be allowances for mixed use and non-residential activities within the residential areas of the community. The objective of this form of development is also to accommodate higher capacity infrastructure, facilities, and public services to key areas throughout Belen. For comparison to actual land use, the Belen Zoning Categories are shown in Table 29.

